

The Brambles Overton Road St. Martins Oswestry SY11 3DG



3 Bedroom House - Detached
Offers In The Region Of £274,950

The features

- SPACIOUS THREE BEDROOM LINK DETACHED
- LOUNGE | DINING ROOM | CONSERVATORY
- THREE DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED GARDEN WITH FABULOUS VIEWS
- ENVIABLE POSITION IN VILLAGE LOCATION
- KITCHEN WITH RURAL VIEW | UTILITY ROOM
- DRIVEWAY & GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING C



*** FABULOUS DETACHED FAMILY HOME ***

An opportunity to purchase this beautifully presented three bedroom detached family home offering spacious living accommodation, having been extensively improved being perfect for the growing family offering semi rural living and having fantastic rural aspect views.

Occupying an enviable position on the edge of the popular village of St Martins which offers a wealth of amenities on hand along with ease of access to the nearby market towns of Oswestry & Ellesmere offering a further range of amenities and transport links perfect for commuters.

Briefly comprising of entrance hallway, lounge, dining room, conservatory, kitchen, utility room, cloakroom, three bedrooms and family bathroom.

The property has benefit of gas central heating, double glazing, fitted shutters blinds to the front aspect, driveway and garage with off road parking, front garden and enclosed rear garden with fabulous views over fields.

Viewings essential

Property details

LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large Superstore, Post Office, Public Houses, Primary & Secondary School, Church, Leisure & Equestrian Facilities and local walks with superb views of the Welsh hills. Five miles away is Oswestry which is a thriving market town, providing a good range of shopping and leisure facilities, and provides access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North. There are good public transport links with a local bus service and Gobowen main line Railway Station 2 miles away with links to London and other cities only two miles away

ENTRANCE HALLWAY

Covered storm porch entrance and door leading into the Entrance Hallway. Staircase leads to the First Floor Landing, radiator, wooden effect laminate flooring, door leading into,

LOUNGE

With window to the front aspect with fitted shutter blinds, feature gas fire with surround and hearth, wooden effect laminate flooring. Radiator, coved ceiling, leading into,

DINING ROOM

With fully glazed sliding doors to the rear aspect, coved ceiling, wooden effect laminate flooring. Radiator, door leading into the Kitchen, further door leads into,

CONSERVATORY

Being of brick based and sealed unit with fully glazed roof allowing ample natural light.

KITCHEN

The kitchen has been fitted with a range of base level

unit comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level units, space for freestanding cooker with extractor hood over, space below work surface for fridge/ freezer, partially tiled walls, window to the rear aspect, further range of matching wall mounted units, wooden effect laminate flooring. Radiator, door leading into,

UTILITY ROOM

With window to the rear aspect and door leading into the Rear Garden, work surface over with space beneath for washing machine and tumble dryer. Radiator, door leading into the garage and further door opening into,

CLOAKROOM

With WC and wash hand basin. Tiled walls, wall mounted mirror. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway to the First Floor Landing. Access to loft space, door opening to airing cupboard, window to the side aspect. Radiator,

BEDROOM 1

With two windows to the front aspect, fitted wardrobes with sliding doors. Radiator.

BEDROOM 2

With window to the rear aspect having open rural aspect views. Radiator,

BEDROOM 3

With window to the rear aspect. Radiator,

FAMILY BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower head over, WC and vanity unit housing wash hand basin. Radiator, tiled flooring and aqua panelled walls.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking, leading to the garage with further parking/ storage. Area laid with lawn access leading to the Rear Garden.

The Rear Garden has a paved patio perfect for entertaining with friends and family, large area laid with lawn, an array of established shrubs and specimen trees enclosed with fencing and having fabulous rural views to the rear aspect.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

We are advised the council tax is Band , however recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

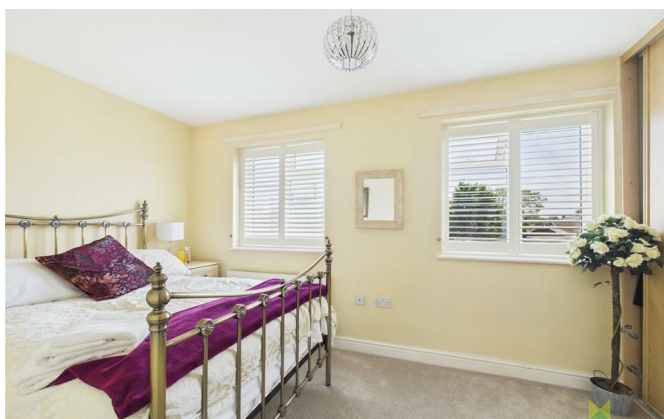
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



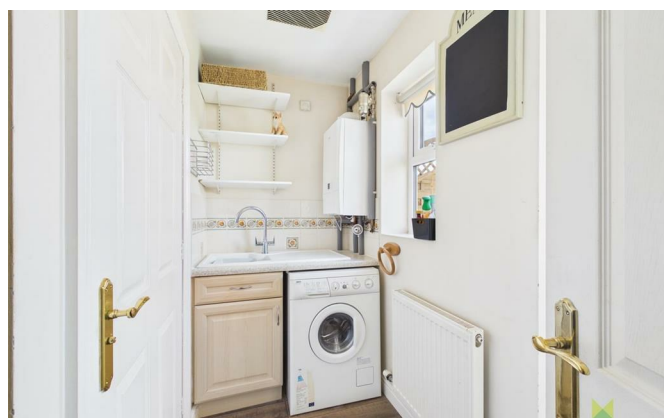
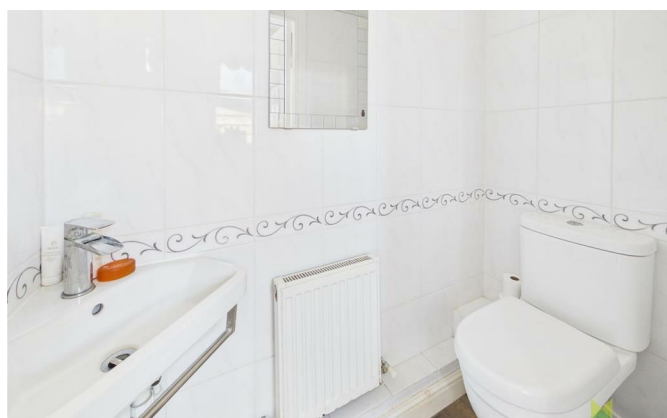


MONKS



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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